PLANNING COMMISSION REPORT



ITEM No. GOAL: Coordinate Planning to Balance Infrastructure MEETING DATE: January 12, 2005

Pima Acres Abandonment - 21-AB-2004 **SUBJECT**

Request to consider the following: REQUEST

- 1. Abandon 25 feet of roadway easement on lots 2, 4, 8, and 9 of Pima Acres, along Sierra Pinta Drive.
- 2. Reserve a 25-foot public utility easement.

Desert Winds Development, Inc. (owner, Lot 8); **OWNER**

> Mark and Candace Davis (owner, Lot 9); Robert and Angie Alexander (owner, Lot 4); And Wendy and Gunnar Buzzard (owner, Lot 2).

Desert Winds Development Inc **APPLICANT CONTACT**

480-451-8792

9245, 9201, 9001 & 8867 E Sierra Pinta LOCATION

Background. BACKGROUND

> The subject 25-foot wide roadway easement was dedicated with the residential plat for Pima Acres in 1958. In the year 2001, the roadway easement along Sierra Pinta was abandoned on two other lots (ie. lots 3 and 5).

Zoning.

The site is zoned for single-family residences within the Environmentally Sensitive Lands Ordinance overlay area (R1-35 ESL).

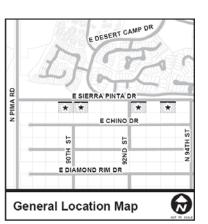
Context.

The Pima Acres subdivision is located east of Pima Road, roughly between Thompson Peak and Union Hills Roads. Two residential streets provide access from Pima Road to the subdivision: Sierra Pinta Drive to the north and Hulapai Drive to the south.

Goal/Purpose of Request. APPLICANT'S

PROPOSAL

The applicant requests abandonment of the 25-foot wide roadway easement on four lots along Sierra Pinta Drive. The easement area is located south of the existing Sierra Pinta roadway and serves no apparent purpose. The street has been improved and is contained within the existing 40 feet of dedicated, City right-of-way. There are no plans to widen the existing local residential street and the Transportation Department supports the abandonment. Several utility companies have reported facilities within the roadway easement area, therefore the entire abandoned area would be reserved for public utility easements.



Community Involvement.

At the request of City staff, the applicant (Desert Winds Development) contacted all lot owners along Sierra Pinta within the Pima Acres subdivision for interest in joining the abandonment request. The original request included only lot 8, and 3 additional lot owners decided to join in the request. Prior to submitting the abandonment application, the applicant sent information letters to residents within 300 feet of the subject lots. The applicant reported no opposition to the request. Staff received one telephone call from a resident of the north adjacent DC Ranch subdivision who was concerned about loss of views.

Community Impact.

Because the roadway easement area is not needed for roadway improvements, the abandonment should have no impact on the residents in the area.

IMPACT ANALYSIS Departmental Responses.

City Department/Division participants concur with this abandonment request.

See Department Issues Checklist (Attachment #1).

STAFF Recommended Approach: Staff recommends approval.

RESPONSIBLE Planning and Development Services Department

DEPT(S)
STAFF CONTACT(S)
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APPROVED BY

Suzanne Colver Report Author

Kurt Jones, AICF

Director, Current Planning

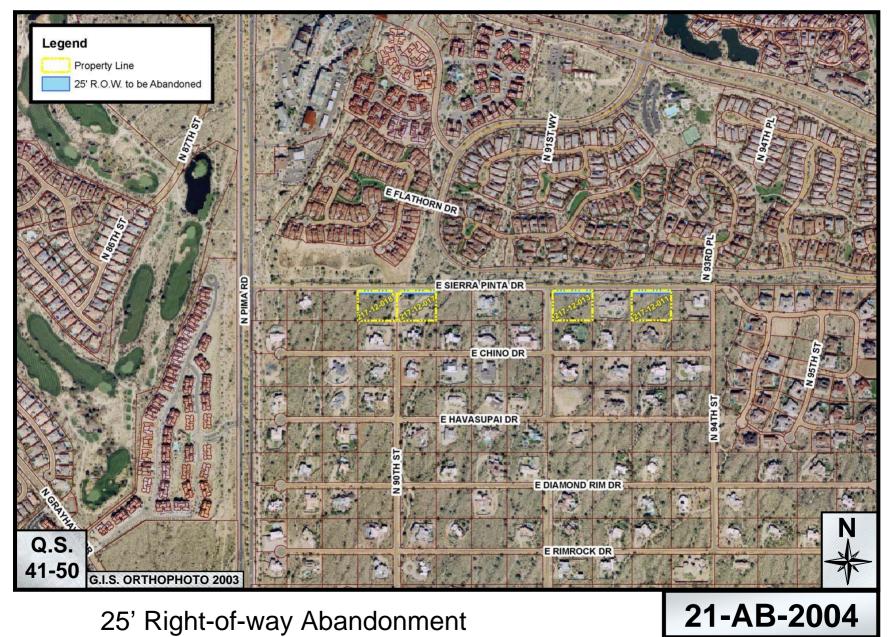
ATTACHMENTS

- 1. Departmental Checklist
- 2. Context Aerial
- 3. Detail Aerial
- 4. Right-of-Ways and Easements
- 5. Area Trails Plan
- 6. City Notification Map

CASE 21-AB-2004

Department Issues Checklist

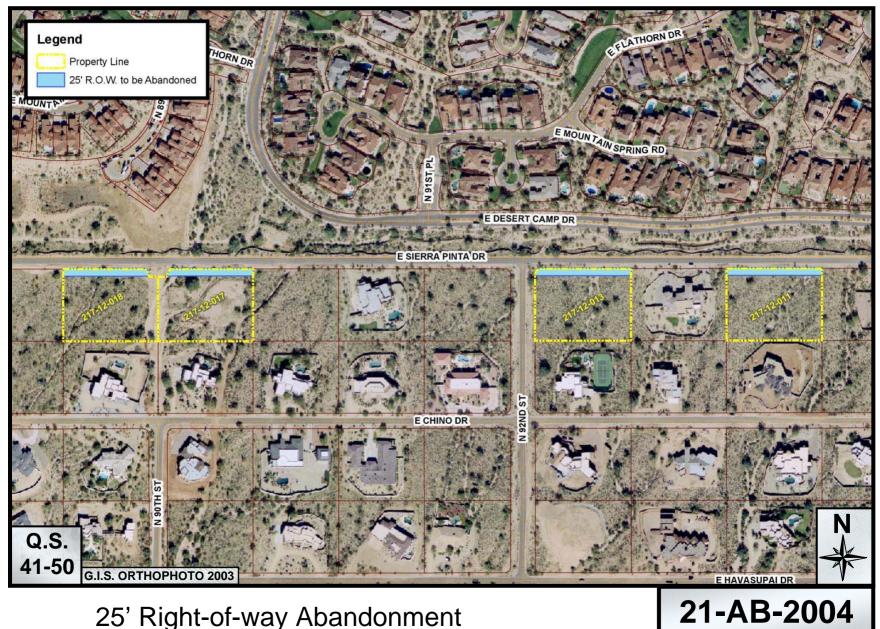
<u>Transportation</u>	
	Support
Trails	<u>S</u> Support
Adjacent Property Owner Notification	
	One property owner voiced concern about loss of views. No other sition received by staff, or reported by the applicant.
Public Utilities	
	Support with reservation of a 25-foot wide public utility easement.
Emer	gency/Municipal Services
	Support
Wate	r/Sewer Services
	Support
<u>Drainage</u>	
	Support



(Lots 2, 4, 8, & 9 @ Pima Acres)

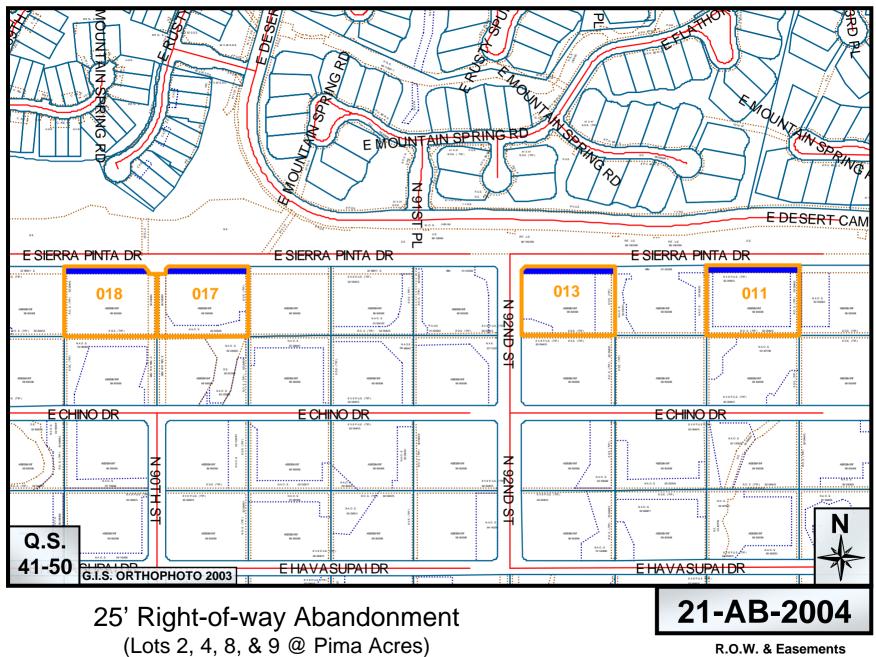
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ATTACHMENT #2



25' Right-of-way Abandonment (Lots 2, 4, 8, & 9 @ Pima Acres)

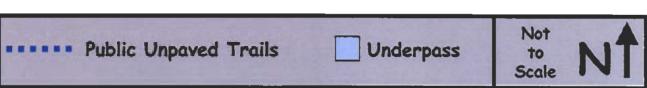
ATTACHMENT #3



R.O.W. & Easements **ATTACHMENT #4**

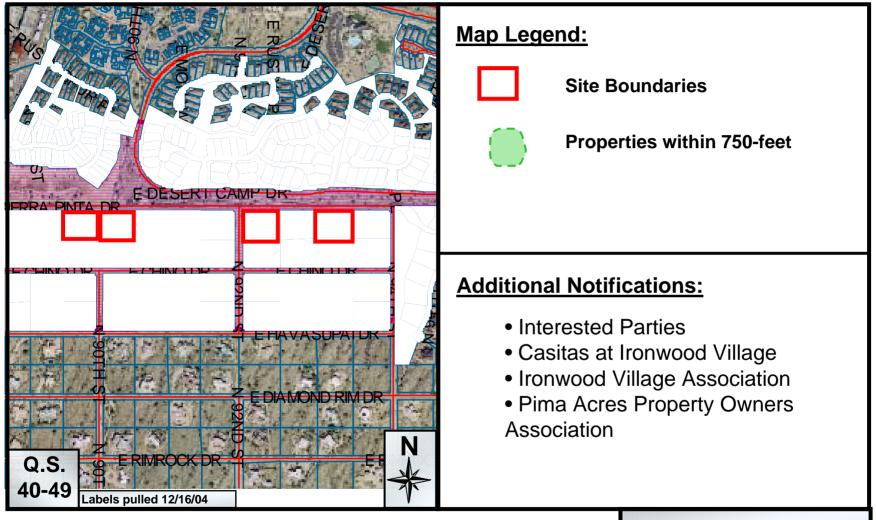
Public Trails in the area of 21-AB-2004





12-2004

City Notifications – Mailing List Selection Map



Pima Acres Abandonment

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ATTACHMENT #6